

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-15654 - APPLICANT/OWNER: FRANK HAWKINS, JR.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5039) as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for an Extension of Time of an approved Variance (VAR-5039) that allowed an R-PD (Residential Planned Development) zoning district on 4.5 acres where 5.0 acres is the minimum required at 711 North Tonopah Drive.

EXECUTIVE SUMMARY

This is the first request for an extension of time for the approved Variance (VAR-5039). The extension of time is needed to prevent the parent Variance and related cases from expiring prior to recordation of the final map. The applicant has submitted civil improvement plans and a final map to the City. The plans are in various stages of plan check. Therefore, the subject extension of time can be supported as conditioned.

BACKGROUND INFORMATION

A) *Related Actions*

- 09/09/98 The City Council denied a request for a Rezoning (Z-0042-98) on the subject site from R-1 (Single Family Residential) to R-4 (High Density Residential), to accommodate a project consisting of 160 one-bedroom Apartments. The Planning Commission and staff recommended denial on 07/09/98.
- 12/01/99 The City Council approved a requests for a General Plan Amendment (GPA-0036-99) from ML (Medium-Low Density Residential) To: M (Medium Density Residential), a Rezoning (Z-0062-99) from R-1 (Single Family Residential) to: R-3 (Medium Density Residential), and a Site Development Plan Review (Z-0062-99(1)) on the subject site, for a 75-unit, two-story Senior Housing Complex. The Planning Commission and staff recommended approval of the General Plan Amendment on 10/21/99, and of the other two applications on 10/28/99.
- 10/06/04 The City Council approved a Rezoning (ZON-4923) from R-1 (Single Family Residential) under a Resolution of Intent to R-3 (Medium Density Residential) to R-PD13 (Residential Planned Development - 13 Units per Acre), a Site Development Plan Review (SDR-4924) for a 60-lot single-family residential project and a Variance (VAR-5039) to allow an R-PD (Residential Planned Development) zoning district on 4.5 acres where 5.00 acres is the minimum required. The Planning Commission and staff recommended approval on 09/09/04.

- 05/26/05 The City Council approved a Tentative Map (TMP-6489) for a 60-lot single family residential subdivision on 4.50 acres adjacent to the west side of Tonopah Drive, approximately 450 feet north of Bonanza Road. Staff recommended approval of the request.
- 09/20/06 The City Council will consider two related Extensions of Time (EOT-15653) of an approved Rezoning (ZON-4923) from R-1 (Single Family Residential) to R-PD13 (Residential Planned Development - 13 Units per Acre) and Extension of Time (EOT-15651) of an approved Site Development Plan Review (SDR-4924) that allowed a 60-lot single family residential development. Staff is recommending approval of the related items.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	4.50
Net Acres:	3.10

B) Existing Land Use

Subject Property:	Undeveloped
North:	Multi-Family Dwellings
South:	Multi-Family Dwellings
East:	Single Family Dwellings
West:	Multi-Family Dwellings

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	M (Medium Density Residential)
South:	H (High Density Residential) and ML (Medium-Low Density Residential)
East:	L (Low Density Residential) and M (Medium Density Residential)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential) under Resolution of Intent to R-PD13 (Residential Planned Development - 13 Units per Acre)
North: R-PD16 (Residential Planned Development - 16 Units per Acre)
South: R-4 (High Density Residential) and C-M (Commercial/Industrial)
East: R-E (Residence Estates)
West: R-1 (Single-Family Residential) and R-PD16 (Residential Planned Development - 16 Units per Acre)

E) General Plan Compliance

The subject site is currently designated on the Southeast Sector Plan map as M (Medium Density Residential). The R-PD13 (Residential Planned Development – 13 Units per Acre) zoning district conforms to the M land use designation. The site plan conforms to this companion zoning district.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
<i>West Las Vegas Plan</i>	X	
<i>Las Vegas Redevelopment Plan</i>	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) General Analysis and Discussion

This is the first Extension of Time for the subject Variance (VAR-5039). The Variance allowed an R-PD (Residential Planned Development) Zoning District on 4.50 acres where a minimum of five acres is required, which was approved by the City Council on 10/06/04. Also, there was an associated Rezoning (ZON-4923) and Site Development Plan Review (SDR-4924) that were also approved. The applicant has submitted civil improvement plans and a final map to the City. The extension of time is needed to prevent the parent Variance and related cases from expiring prior to recordation of the final map. Therefore, the Extension of Time can be supported to allow for additional time.

B) Previous Conditions of Approval from Variance (VAR-5039)

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4923) and Site Development Plan Review (SDR-4924).

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

FINDINGS

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0